

011.A

0001

0212.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

326,400 / 326,400

USE VALUE:

326,400 / 326,400

ASSESSED:

326,400 / 326,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

**OWNERSHIP**

Unit #: 212

Owner 1:	BRENTWOOD REALTY PARTNERS LLC
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site		0	0.	0.00	6031																	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	326,400			326,400		148888
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	317,200	0	.	.	317,200	317,200	Year End Roll	12/18/2019
2019	102	FV	268,000	0	.	.	268,000	268,000	Year End Roll	1/3/2019
2018	102	FV	221,900	0	.	.	221,900	221,900	Year End Roll	12/20/2017
2017	102	FV	206,500	0	.	.	206,500	206,500	Year End Roll	1/3/2017
2016	102	FV	206,500	0	.	.	206,500	206,500	Year End	1/4/2016
2015	102	FV	186,400	0	.	.	186,400	186,400	Year End Roll	12/11/2014
2014	102	FV	163,700	0	.	.	163,700	163,700	Year End Roll	12/16/2013
2013	102	FV	163,700	0	.	.	163,700	163,700		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID WEX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/11/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

**USER DEFINED**

Prior Id # 1:	148888
Prior Id # 2:	
Prior Id # 3:	
Print Date	Time
12/10/20	16:44:45
LAST REV Date	Time
04/26/18	11:41:58
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																			
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	Building Number 1.																									
Sty Ht: 5 - 5 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																										
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																										
Foundation: 1 - Concrete		OthrFix:	Rating:																												
Frame: 2 - Steel		<b>RESIDENTIAL GRID</b>																													
Prime Wall: 8 - Brick Veneer		1st Res Grid   Desc: Line 1   # Units: 1																													
Sec Wall: %		Kits: 1	Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O															
Roof Struct: 4 - Flat		A Kits:	Rating:	Other																											
Roof Cover: 4 - Tar & Gravel		Frl:	Rating:	Upper																											
Color: BRICK		WSFlue:	Rating:	Lvl 2																											
View / Desir: N - NONE		Lvl 1																													
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				Lower																							
Grade: C - Average		Totals				RMs: 3	BRs: 1	Baths: 1	HB																						
Year Blt: 1971	Eff Yr Blt:																														
Alt LUC:	Alt %:																														
Jurisdct:	Fact: .																														
Const Mod:																															
Lump Sum Adj:																															
<b>INTERIOR INFORMATION</b>				<b>CONDO INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																			
Avg Ht/FL: STD		Location: F - Front		Exterior:	No Unit	RMS	BRS	FL	1	3	1	0																			
Prim Int Wall: 2 - Plaster		Total Units:		Interior:																											
Sec Int Wall: %		Floor: 2 - 2nd Floor		Additions:																											
Partition: T - Typical		% Own: 0.903699994		Kitchen:																											
Prim Floors: 4 - Carpet		Name: 16 - 6031		Baths:																											
Sec Floors: %		Override:				Plumbing:																									
Bsmnt Flr:		Total: 28.8 %				Electric:																									
Subfloor:						Heating:																									
Bsmnt Gar:						General:																									
Electric: 3 - Typical						<b>CALC SUMMARY</b>												<b>SUB AREA</b>													
Insulation: 2 - Typical						Basic \$ / SQ: 320.00												<b>SUB AREA DETAIL</b>													
Int vs Ext: S						Size Adj.: 1.33798885												Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Heat Fuel: 3 - Electric						Const Adj.: 1.00909925												GLA	Gross Liv Ar	716	432.050	309,349									
Heat Type: 6 - Elec Base/B						Adj \$ / SQ: 432.052																									
# Heat Sys: 1						Other Features: 32751																									
% Heated: 100	% AC: 100					Grade Factor: 1.00																									
Solar HW: NO	Central Vac: NO					NBHD Inf: 1.34000003																									
% Com Wall	% Sprinkled:					NBHD Mod:																									
<b>MOBILE HOME</b>				<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b>				WtAv\$/SQ: AvRate: Ind.Val												<b>IMAGE</b>							
Make:		Model:		Serial #:		Year:		Color:		011.A-0001-0212.0												<b>AssessPro Patriot Properties, Inc</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value														
More: N				Total Yard Items:				Total Special Features:				Total:																			